

PROPERTY LOCATION

No	Alt No	Direction/Street/City
188		MEDFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	THE 1871 CO LLC				
Owner 2:					
Owner 3:					
Street 1:	661 MAIN ST				
Street 2:					
Twn/City:	WINCHESTER				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	01890	Type:			

PREVIOUS OWNER

Owner 1:	HAJJAR CHARLES C/TRUSTEE -		
Owner 2:	ARLINGTON HUDSON TRUST -		
Street 1:	31 PETERBOROUGH ST B2		
Twn/City:	BOSTON		
St/Prov:	MA	Cntry:	
Postal:	02215		

NARRATIVE DESCRIPTION

This parcel contains 17,175 Sq. Ft. of land mainly classified as Bank with a Bank Building built about 1960, having primarily Brick Exterior and 1182 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.39428	Total SF/SM:	17175	Parcel LUC:	341	Bank	Prime NB Desc:	COMM AVG	Total:	765,258	Spl Credit	Total:	765,300
--------------	---------	--------------	-------	-------------	-----	------	----------------	----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

1 of 1
CARD

Commercial

ARLINGTON

APPRAISED:

Total Card / Total Parcel

1,134,200

USE VALUE:

1,134,200 / 1,134,200

ASSESSED:

1,134,200 / 1,134,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
341	17175.000	356,700	12,200	765,300	1,134,200
Total Card	0.394	356,700	12,200	765,300	1,134,200
Total Parcel	0.394	356,700	12,200	765,300	1,134,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			959.56	/Parcel: 959.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	341	FV	356,700	12200	17,175.	752,700	1,121,600	1,121,600	Year End Roll	12/18/2019
2019	341	FV	344,500	12500	17,175.	702,500	1,059,500	1,059,500	Year End Roll	1/3/2019
2018	341	FV	344,500	12500	17,175.	627,300	984,300	984,300	Year End Roll	12/20/2017
2017	341	FV	344,500	12500	17,175.	552,000	909,000	909,000	Year End Roll	1/3/2017
2016	341	FV	344,500	12500	17,175.	414,000	771,000	771,000	Year End	1/4/2016
2015	341	FV	340,000	10200	17,175.	376,400	726,600	726,600	Year End Roll	12/11/2014
2014	341	FV	340,000	10200	17,175.	376,400	726,600	726,600	Year End Roll	12/16/2013
2013	341	FV	340,000	10200	17,175.	376,400	726,600	726,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
12/4/2018	MEAS&NOTICE	HS	Hanne S
2/10/2017	I & E Return	EMK	Ellen K
2/10/2017	I & E Return	EMK	Ellen K
3/23/2016	I & E Return	EMK	Ellen K
3/12/2009	Meas/Inspect	197	PATRIOT
4/13/2000	Meas/Inspect	197	PATRIOT
11/1/1989		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/_

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	34000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

